

**PB# 89-14**

**RONALD GEYSEN**

**54-1-52.1**

APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON \_\_\_\_\_  
BY \_\_\_\_\_

APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON \_\_\_\_\_  
BY \_\_\_\_\_

APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON \_\_\_\_\_  
BY \_\_\_\_\_

*Approved*  
*9/12/90*

# General Receipt

11617

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Sept. 12 19 90

Received of Kevin McElroy \$ 460.<sup>00</sup>/<sub>100</sub>

Four Hundred Sixty and — <sup>00</sup>/<sub>100</sub> DOLLARS

For Planning Board #89-14 Approval Fees

DISTRIBUTION

FUND	CODE	AMOUNT
CP # 1218		460. <sup>00</sup>

By Pauline V. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

**Planning Board**

**Town Hall**

555 Union Ave.

New Windsor, N.Y. 12550

NO. 89-14

9/12 19 90

RECEIVED FROM Kevin McElroy

Two Hundred Fifty <sup>00</sup>/<sub>100</sub> DOLLARS

(Hypen Sub.) 1 - Lot recreation fee

Account Total \$ 250.00

Amount Paid \$ 250.00

Balance Due \$ -0-

"THE EFFICIENCYLINE" AN AMPRO PRODUCT

Myra Mason, Secretary  
T.W. Planning Board B

# General Receipt

10516

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

April 28 19 89

Received of Ronald C. Skypsen \$ 25.00

Twenty - five and <sup>00</sup>/<sub>100</sub> DOLLARS

For Planning Board Application Fee 89-14

DISTRIBUTION

FUND	CODE	AMOUNT
CP # 461		25.00

By Pauline V. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

FUND	CODE	AMOUNT
CR # 1218		460.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline H. Townsend

Town Clerk

Title

**Planning Board**  
**Town Hall**  
 555 Union Ave.  
 New Windsor, N.Y. 12550

NO. 89-14

9/12 1990

RECEIVED FROM Kevin McElroy

Two Hundred Fifty 00/100 DOLLARS

(Hyper Sub.) 1 - Lot recreation fee

Account Total \$ 250.00

Amount Paid \$ 250.00

Balance Due \$ -0-

"THE EFFICIENCY LINE" AN AMPS PRODUCT

Myra Mason, Secretary  
T.W. Planning Board B

## General Receipt

10516

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

April 28 1989

Received of Ronald E. Meyson \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Application Fee 89-14

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 461		25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline H. Townsend

Town Clerk

Title

## General Receipt

10515

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

April 28, 1989

Received of Pauline H. Townsend, Town Clerk \$ 300.00

Three Hundred and 00/100 DOLLARS

For Planning Board 89-14 Subdivision

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 462		300.00

Williamson Law Book Co., Rochester, N. Y. 14609

By John P. ...

Captain

Title



*Keyser Subdivision* # 89-14  
*(2 Lots)*

SUBDIVISION FEES:

PRE-PRELIMINARY PLAT:	\$100.00
PRELIMINARY PLAT:	100.00
FINAL PLAT: (\$100.00 + \$5.00/LOT)	110.00
FINAL PLAT SECTION FEE:	<u>150.00</u>
TOTAL:	<u>\$460.00</u>

ENGINEER FEE: TO BE DEDUCTED FROM ESCROW

RECREATION FEE:

\_\_\_\_ LOTS @ \$250.00 PER LOT: \$250.00

\*\*\*\*\*

89-14

Map Number 100 21

Section 54 Block 1 Lot 52.1

City 1  
Town 1  
Village 1

~~New Windsor~~

Title: Geysen 2 lot Sub

Dated: 8-22-90 Filed 9-19-90

Approved by Daniel C. McCarnille  
on 9-12-90

Record Owner Edmund & Rachel Geysen

(2 Sheets)

MARION S. MURPHY  
Orange County Clerk

89- 14

If disapproved, please list reason

~~SANITARY SUPERINTENDENT~~

CC: M.E.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/12/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-14

NAME: ESTATE OF GEYSEN

APPLICANT: GEYSEN, RONALD (EXECUTOR)

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/28/89	2-LOT SUB.@150.00EA	PAID		300.00	
09/12/90	ENGINEER FEE	CHG	220.50		
		TOTAL:	220.50	300.00	-79.50

Please issue a check in the  
Amount of \$79.50 To:

Ronald Geysen  
9 Verplank Ave.  
Hopewell Jct., N.Y. 12533

Gave to Susan 9/12/90 10:05 a.m.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/12/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-14

NAME: ESTATE OF GEYSEN

APPLICANT: GEYSEN, RONALD (EXECUTOR)

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/28/89	APPLICATION FEE	CHG	25.00		
04/28/89	APPLICATION FEE	PAID		25.00	
09/12/90	P.B. APPROVAL FEES	CHG	460.00		
09/12/90	P.B. APPROVAL FEES	PAID		460.00	
09/12/90	RECREATION FEE	CHG	250.00		
09/12/90	RECREATION FEE	PAID		250.00	
		TOTAL:	735.00	735.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/21/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-14

NAME: ESTATE OF GEYSEN

APPLICANT: GEYSEN, RONALD (EXECUTOR)

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	08/21/89	MUNICIPAL HIGHWAY	/ /	NO RESPONSE
ORIG	08/21/89	MUNICIPAL WATER	05/03/89	APPROVED
ORIG	08/21/89	MUNICIPAL SEWER	/ /	NO RESPONSE
ORIG	08/21/89	MUNICIPAL SANITARY	/ /	NO RESPONSE
ORIG	08/21/89	MUNICIPAL FIRE	05/02/89	APPROVED
ORIG	08/21/89	PLANNING BOARD ENGINEER	/ /	NO RESPONSE
ORIG	08/21/89	COUNTY PLANNING	/ /	N/A
ORIG	08/21/89	COUNTY DEPARTMENT OF HEALTH	/ /	N/A
ORIG	08/21/89	COUNTY D.P.W.	/ /	N/A
ORIG	08/21/89	STATE D.O.T.	/ /	N/A
ORIG	08/21/89	STATE D.E.C.	/ /	N/A
ORIG	08/22/89		06/20/90	SUPERSEDED BY REV1
REV1	06/20/90	MUNICIPAL HIGHWAY . SATISFACTORY AS LONG AS SIGHT	06/21/90	SEE REVIEW SHEET DISTANCE IS SAFE FOR DRIVEWAY
REV1	06/20/90	MUNICIPAL WATER	06/21/90	APPROVED
REV1	06/20/90	MUNICIPAL SEWER	07/18/90	SUPERSEDED BY REV2
REV1	06/20/90	MUNICIPAL SANITARY	06/21/90	APPROVED
REV1	06/20/90	MUNICIPAL FIRE	06/20/90	APPROVED
REV1	06/20/90	PLANNING BOARD ENGINEER	07/18/90	SUPERSEDED BY REV2
REV2	07/18/90	MUNICIPAL HIGHWAY	/ /	
REV2	07/18/90	MUNICIPAL WATER	07/20/90	APPROVED
REV2	07/18/90	MUNICIPAL SEWER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/21/90

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 89-14

NAME: ESTATE OF GEYSEN

APPLICANT: GEYSEN, RONALD (EXECUTOR)

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
REV2 07/18/90	MUNICIPAL SANITARY	07/19/90 APPROVED
REV2 07/18/90	MUNICIPAL FIRE	07/19/90 APPROVED
REV2 07/18/90	PLANNING BOARD ENGINEER	/ /

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 19 July 1990  
SUBJECT: Geysen Two Lot Subdivision

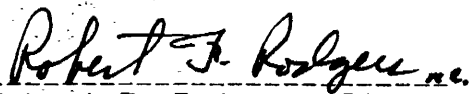
PLANNING BOARD REFERENCE NUMBER: PB-89-14  
DATED: 17 July 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-067

A review of the above mentioned subject subdivision was made this date.

This subdivision is acceptable.

PLANS DATED: 16 July 1990; Revision 2.

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.



BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ✓ \_\_\_\_\_ as submitted by  
Tectonic \_\_\_\_\_ for the building or subdivision of  
Geysen 2 Lot Sub-division \_\_\_\_\_ has been  
reviewed by me and is approved ✓ \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lynnam D. Masten Jr  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

July 19, 1990  
\_\_\_\_\_  
DATE

Rev. 2

JUL 17 1960

89- 14

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Tectonic Eng. for the building or subdivision of  
Geyser 2 lot Subdivision has been  
reviewed by me and is approved L

disapproved \_\_\_\_\_

If disapproved, please list reason

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Stan D. D.  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
CC: M.E.

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 20 June 1990  
**SUBJECT:** Geysen: 2 Lot Subdivision

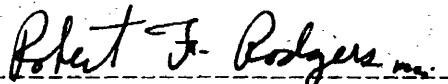
**PLANNING BOARD REFERENCE NUMBER:** PB-89-14  
**DATED:** 20 June 1990

**FIRE PREVENTION REFERENCE NUMBER:** FPS-90-059

A review of the above referenced subject two (2) lot subdivision was conducted on 20 June 1990.

This subdivision is acceptable.

**PLANS DATED:** 19 June 1990; Revision 1.

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC:M.E.

Rev 1  
JUN 20 1990  
89-14

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~HIGHWAY~~, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision Heysen \_\_\_\_\_ as submitted by  
Papay \_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Satisfactory as long  
is slight distance is safe for driveway

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

June 21, 1990  
DATE

Rev 1  
JUN 20 1960

89- 14

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Tectonic \_\_\_\_\_ for the building or subdivision of  
Geyser 2 Cwt Sub. \_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Stan D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

CC: H.E.

Rev 1  
JUN 20 1990

89- 14

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision ☒ \_\_\_\_\_ as submitted by

Tectonic \_\_\_\_\_ for the building or subdivision of  
Geysen 2 lot Sub-div. \_\_\_\_\_ has been  
reviewed by me and is approved ☒ \_\_\_\_\_

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Sydney D. Masten Jr  
SANITARY SUPERINTENDENT

June 21, 1990  
DATE

✓  
CC: M.E.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 89-14  
WORK SESSION DATE: 19 June 1990 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: New Plans  
PROJECT NAME: Geysen  
PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Don Dervie.  
TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. \_\_\_\_\_  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

McElroy contract vendor

need bulk table fixed

Possible  
6/27/90 mtg.

89-14

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

MAR 14 1990

Ronald Geysen and Charles Geysen, deposes and says that he resides  
at 9 Verplank Ave., Hopewell Junction, N.Y.  
in the County of \_\_\_\_\_  
and the State of New York  
and that he is the owner in fee of ranch style home on 2 acres, located  
on Station Road, New Winsor, N.Y. Section 54, Block 1, Lot 52.1  
which is the premises described in the foregoing application and that  
he has authorized Kevin Mc Elroy D/B/A Canterbury Homes  
to make the foregoing application as described therein.

DATE: March 11, 1990

Ronald C. Geysen  
(Owner's Signature)  
Charles D. Geysen  
(Owner's Signature)

\_\_\_\_\_  
(Witness' Signature)



AS OF: 09/18/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- 14

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
89-14	22888	03/14/89	TIME	MJE	MC	GEYSON	60.00	0.50	30.00			
89-14	27268	05/22/89	TIME	MJE	MC	GEYSON	60.00	0.50	30.00			
89-14	27476	05/23/89	TIME	EJ	CL	GEYSEN	19.00	0.50	9.50			
TASK TOTAL									69.50	0.00	0.00	69.50
GRAND TOTAL									69.50	0.00	0.00	69.50



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 89-14  
WORK SESSION DATE: 20 Mar 1990 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: new plan  
PROJECT NAME: Geysen  
PROJECT STATUS: NEW      OLD       
REPRESENTATIVE PRESENT: Kevin McElry (Purchaser)  
TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

**ITEMS TO BE ADDRESSED ON RESUBMITTAL:**

Zebeck → tectonic (  
note re Lot 2 needs 119' Front, d  
15' driveway  
loc actual well loc lot / on plan  
Locat. SDS & wells can not be moved  
Fill well & SDS designs

# FILE HISTORY

DATE FILE OPENED: 4-28-89

PLANNING BOARD NUMBER 89-14

COPY OF PLANS GIVEN TO:

DATE

DATE RETURNED

MARK EDSALL  
FIRE INSPECTOR  
WATER DEPARTMENT  
HIGHWAY DEPARTMENT  
*Sewer*

4-28-89  
4-28-89  
4-28-89  
4-28-89  
4-28-89

5-2-89 *Approved*  
5-3-89 *Approved*

REVISED PLANS:

MARK EDSALL  
FIRE INSPECTOR  
WATER DEPARTMENT  
HIGHWAY DEPARTMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGENDA DATE:

RESULTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FEES:

DATE & AMOUNT PAID

Deposit (CK# 462)

4-28-89 \$300.00

Application fee (CK# 461)

4-28-89 25.00

DATE PLANS APPROVED AND STAMPED BY TOWN OF NEW WINDSOR: \_\_\_\_\_

DATE PLANS PICKED UP BY APPLICANT: \_\_\_\_\_

NOTES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Prepared By  
Approved By

89 - 14

Geysen - Subdivision  
2 - Lots

File Open 4/28/89

		1		2		3		4	
		Received		Disbursed		Balance To Date			
Date	Description								
1	4/28 Check # 462	30000				30000			
2									
3									
4									
5									
6									
7									
8									
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22									
23									
24									
25									
26									
27									
28									

2- Lot Subdivision

$$2 @ \$150.00 \text{ ea} = \underline{\underline{\$300.00}}$$

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 1 May 1989  
**SUBJECT:** Estate of Geysen; Minor Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-89-14

FIRE PREVENTION REFERENCE NUMBER: FPS-89-040

A review of the above referenced subject site plan/ sub-  
division was conducted on 1 May 1989.

This site plan is found acceptable.

PLAN DATED: 20 December 1988

  
-----  
Robert F. Rodgers; CCA  
Fire Inspector

CC:M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
E. T. Zaback for the building or subdivision of  
Estate of Geyson has been  
reviewed by me and is approved ☒  
~~disapproved~~ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

There is no town water in this Area  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve Dill  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

CC: M.E.

APR 23 1989

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project MINOR SUBDIVISION FOR THE ESTATE OF GEYSEN
2. Name of Applicant RONALD GEYSEN EXECUTOR Phone 914-221-9316  
Address 9 VERPLANK AVE. HOPEWELL JUNCTION, N.Y. 12533  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record SAME AS ABOVE Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Edward Zaback Phone 914-294-5721  
Address 12 St. John Street P.O. Box 624 Goshen, NY 10924 } *per E. Zaback over phone 4/18/69*  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the EAST side of STATION RD.  
4900' feet Southerly  
of FROM S.H. ROUTE 207 (Direction)  
(Street)
7. Acreage of Parcel 2.15 8. Zoning District R-1
9. Tax Map Designation: Section 54 Block 1 Lot 52.1
10. This application is for MINOR SUBDIVISION
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NO.

CC: M.E.



If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
\_\_\_\_\_ (Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Randall E. Geyman  
(Owner's Signature)

20th day of March

19889

Randall E. Geyman  
(Applicant's Signature)

Theresa A. Jordan  
Notary Public

Collector  
(Title)

THERESA A. JORDAN  
Notary Public of New York  
Residing in Dutchess County  
Commission Expires 11/28/90

REV. 3-87

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Ronald C. Geyson, deposes and says that he  
resides at 9 Reglanch Ave, Hopewell Jct. N.Y. 12533  
(Owner's Address)  
in the County of Dutchess  
and State of New York  
and that he is the owner in fee of Ranch style home on  
Station Road - town of New Windsor - Section 54 Block 1 - Lot 52.1  
which is the premises described in the foregoing application and  
that he has authorized Edward Zaback  
to make the foregoing application as described therein.

Date: 12/13/88

Ronald C. Geyson  
(Owner's Signature)

Geraldine Geyson  
(Witness' Signature)

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>ESTATE OF GEYSEN</b>	2. PROJECT NAME <b>MINOR SUBDIVISION ESTATE OF GEYSEN</b>
3. PROJECT LOCATION: Municipality <b>T. NEW WINDSOR</b> County <b>ORANGE</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>EASTERLY SIDE OF STATION ROAD 4900'± SOUTH OF S.H. ROUTE 207</b>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <b>SUBDIVISION OF A 2 ACRE PARCEL WITH AN EXISTING DWELLING.</b>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately <b>2</b> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <b>Edward L. Jahn</b>	Date: <b>3/8/89</b>
Signature: <b>Edward L. Jahn</b>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?** If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?** If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

**D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**

☐ Yes ☐ No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date

89-14  
8/22/90

PROJECT I.D. NUMBER

617.21

Appendix C


SEQR

State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>Tectonic Engineering Consultants P.C.</b>		2. PROJECT NAME <b>Geysen 2-Lot Subdivision</b>	
3. PROJECT LOCATION: Municipality <b>Town of New Windsor</b> County <b>Orange</b>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>on the easterly side of Station Road, 5000 ft. south from its intersection with NYS Route 207</b>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY:  <b>2 Lot Subdivision with on-lot sewage disposal systems and water supply wells</b>			
7. AMOUNT OF LAND AFFECTED: Initially <b>2.15</b> acres Ultimately <b>2.15</b> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <b>Tectonic Engineering Consultants P.C.</b>		Date: <b>8/21/90</b>	
Signature: 			

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b>	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr/>	
Date	

**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
**Appendix B Part 617**

Project Title: MINOR SUBDIVISION, ESTATE OF GEYSEN  
Location: EAST SIDE OF STATION RD. 4900' SOUTH OF S.H. ROUTE 207  
I D Number: \_\_\_\_\_

**INSTRUCTIONS:**

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

**ENVIRONMENTAL ASSESSMENT**

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**FOR AGENCY USE ONLY**

Preparer's Signature: \_\_\_\_\_

Date: 3/14/89

Preparer's Title: \_\_\_\_\_

Agency: \_\_\_\_\_

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- \*2. ✓ Proxy Statement
3. \_\_\_\_\_ Application Fees
4. \_\_\_\_\_ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- \*2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ✓ Surveyor's certification.
12. ✓ Surveyor's seal and signature.

\* If applicable.



13. ✓ Name of adjoining owners.
- \*14. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. ✓ Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. NONE Include existing or proposed easements.
20. NA Right-of-Way widths.
21. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- \*25. ✓ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. NA Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ? Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\* If applicable.

29. ✓ ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31.        Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32.        Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. ✓ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

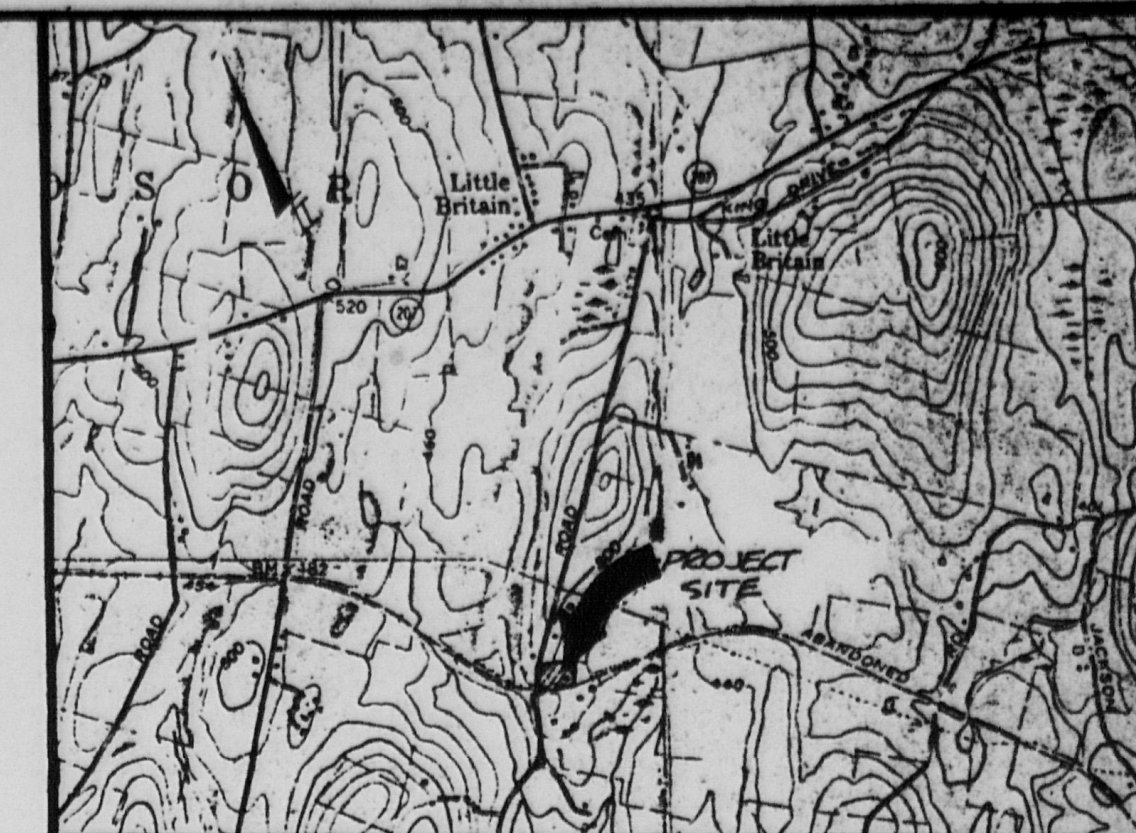
**PREPARER'S ACKNOWLEDGEMENT:**

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Edward P. [Signature]  
Licensed Professional

Date: 3/8/89





LOCATION PLAN  
SCALE 1"=2000'

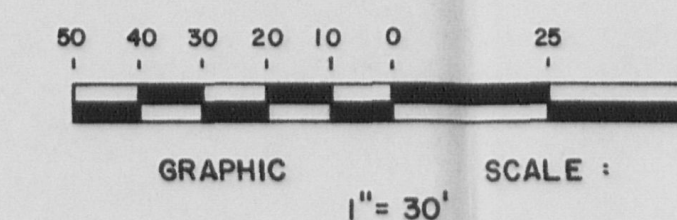
**MAP CERTIFICATION**  
I hereby certify to the Town of New Windsor and the State of New York that the subdivision shown hereon is based on an actual field survey completed Dec. 2, 1989 and is correct and accurate to the best of my knowledge and belief.

**GENERAL NOTES:**

- Reference - Being Parcel #1 shown on minor subdivision map of lands of Edmund L. & Rachel Geysen, filed O.C.C.O. June 15, 1979, Map #4950 - Tax Map Sec. 54-1-52.1, Deed L.780 P.212.
- Owner: Estate of Geysen  
Ronald Geysen (Executor)  
9 Verplank Avenue  
Hopewell Junction, NY 12533
- Applicant: Kevin McElroy  
Box 450  
Cornwall, NY 12518
- Total number of proposed lots: 2.
- Subdivision plan based on survey prepared by Edward T. Zaback, L.S., dated December 20, 1988.
- All sanitary sewage disposal systems shall be designed and constructed in accordance with New York State Department of Health standards and the provision of the public health law.
- All sanitary sewage disposal systems shall be designed by a New York State Licensed Design Professional and approved by the Town of New Windsor Building Inspector, prior to the issuance of a building permit. These systems shall be inspected during construction and certified as to conformance to design by the design professional prior to the issuance of a certificate of occupancy.
- Topography - estimated from U.S.S.G.S. quadrangle map (Maybrook 1957).
- Location of proposed sewage disposal system and well shown hereon cannot be relocated without planning board approval.
- The proposed dwelling on Lot 2 shall be located with the minimum front yard of 127 ft. as shown to provide for the minimum required lot width of 125 ft.

**LEGEND:**

- EXISTING WELL
- PROPOSED WELL
- ⊕ PERC. TEST
- ⊕ DEEP TEST PIT



**ENGINEERS CERTIFICATION**

The proposed sewage disposal system(s) and water supply system(s) shown are designed in accordance with the standards and requirements established by the N.Y.S.D.E.C. for residential lots. The design(s) are based upon actual conditions at the time of design.



**TECTONIC**  
ENGINEERING CONSULTANTS P.C.  
P.O. Box 447, 600 Route 32  
Highland Mills, N.Y. 10930 (914) 928-6531

**PRELIMINARY SUBDIVISION PLAN**

**GEYSEN 2 LOT SUBDIVISION**  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, N.Y.

Approved for Construction Date 9-14-90 Work Order Drawing No. Rev  
Scale 1"=30' 727.01 C-101 3

(SINGLE FAMILY ONLY)  
ZONE R-1 DISTRICT

SUPPLIED

MINIMUM REQUIREMENTS:	REQ'D	LOT 1	LOT 2
LOT SIZE	43,560 S.F.	46,808 S.F.	46,668 S.F.
LOT WIDTH	125'	165±	125.0'
FRONT YARD	45'	69.3'	127.0'
SIDE YARD	20'	25.0'	20'
BOTH SIDE YARDS	40'	105.9'	65±
REAR YARD	50'	241±	190±
LIVABLE FLOOR AREA	1,200 S.F.		
STREET FRONTAGE	70'	180.09	88.91'
MAXIMUM PERMITTED:			
BUILDING HEIGHT	35'	AS REQ'D	AS REQ'D
DEVELOPMENT COVERAGE	10%	AS REQ'D	AS REQ'D
NUMBER OF LOTS	2		

SUBDIVISION APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON SEP 12 1990

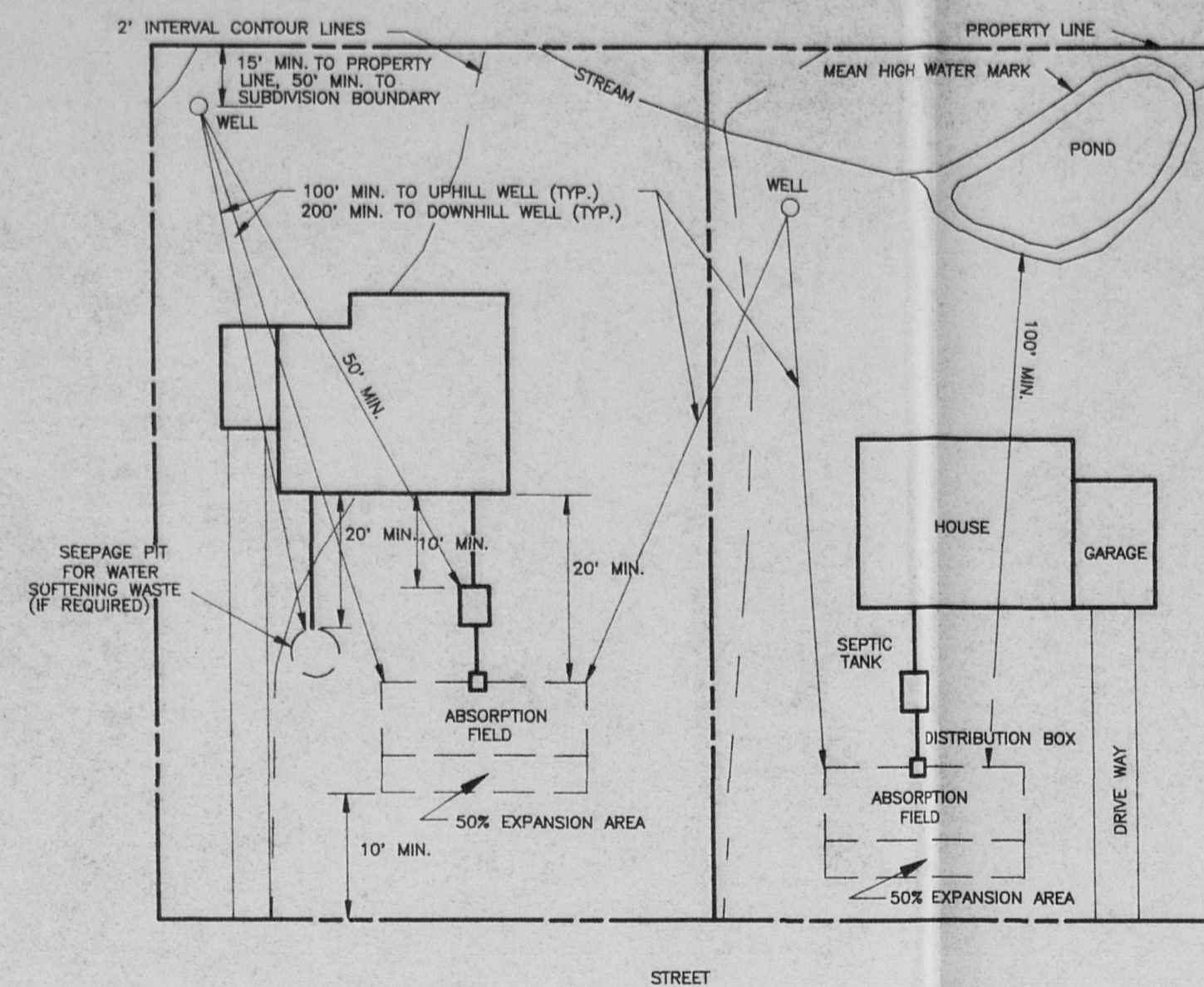
BY Daniel C. McCarville  
DANIEL C. MCCARVILLE  
SECRETARY

Rev No	Revision	Date	Dwn	Chkd	Approved	Rev No	Revision	Date	Dwn	Chkd	Approved
0	ISSUED FOR APPROVAL	9/14/90	SP			1	ADDED EXISTING CONTOURS	9/14/90	SP		
2	REVISED LOT LINE & HOUSE LOCATION	9/14/90	FE			3	ADDED NOTE 10.	9/14/90	FE		

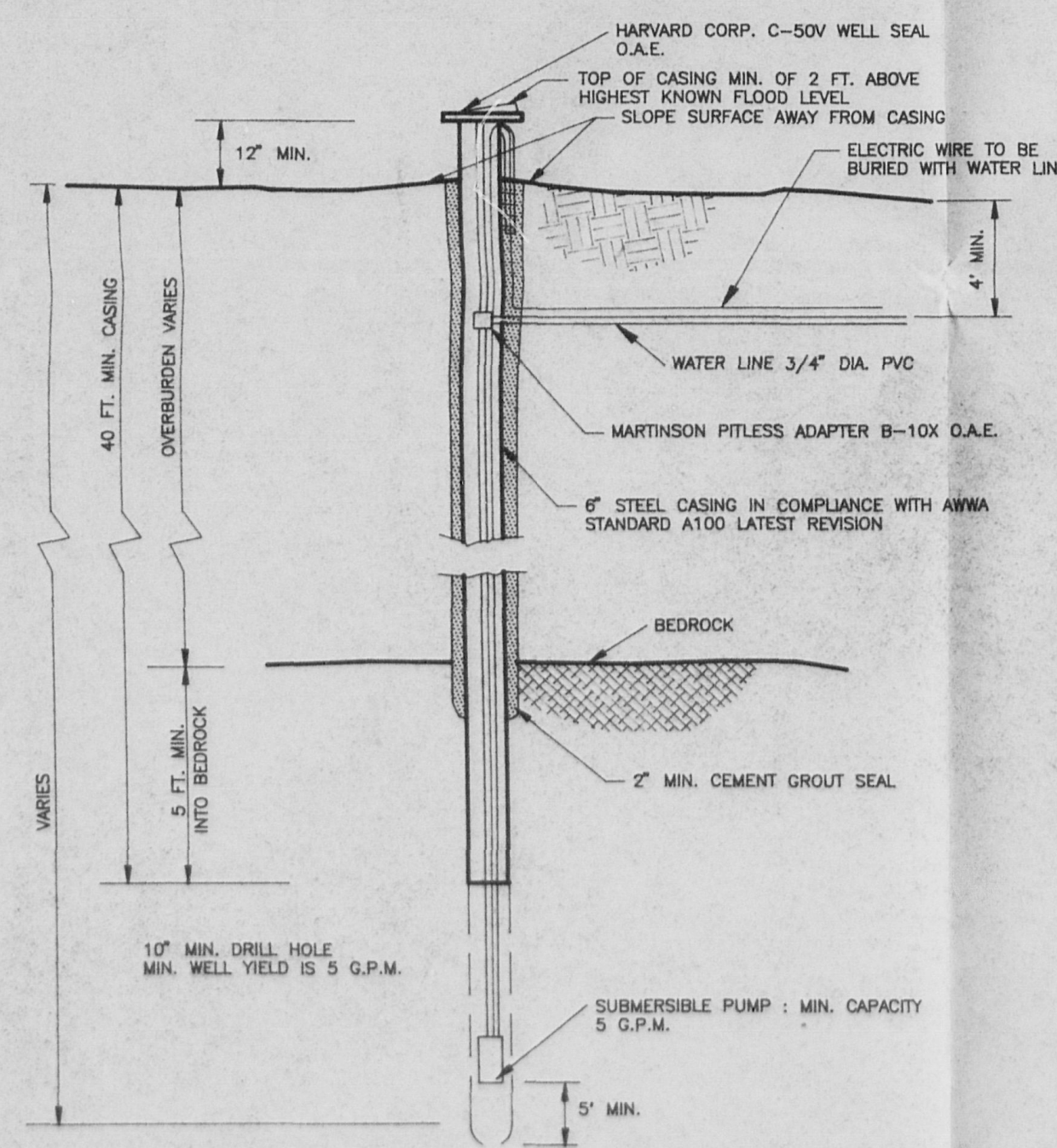
Date	Dwn	Chkd	Approved	Drawing Control
9/14/90	SP			Purpose
9/14/90	SP			Approved By
9/14/90	FE			Date
9/14/90	FE			Released By
9/14/90	FE			Date





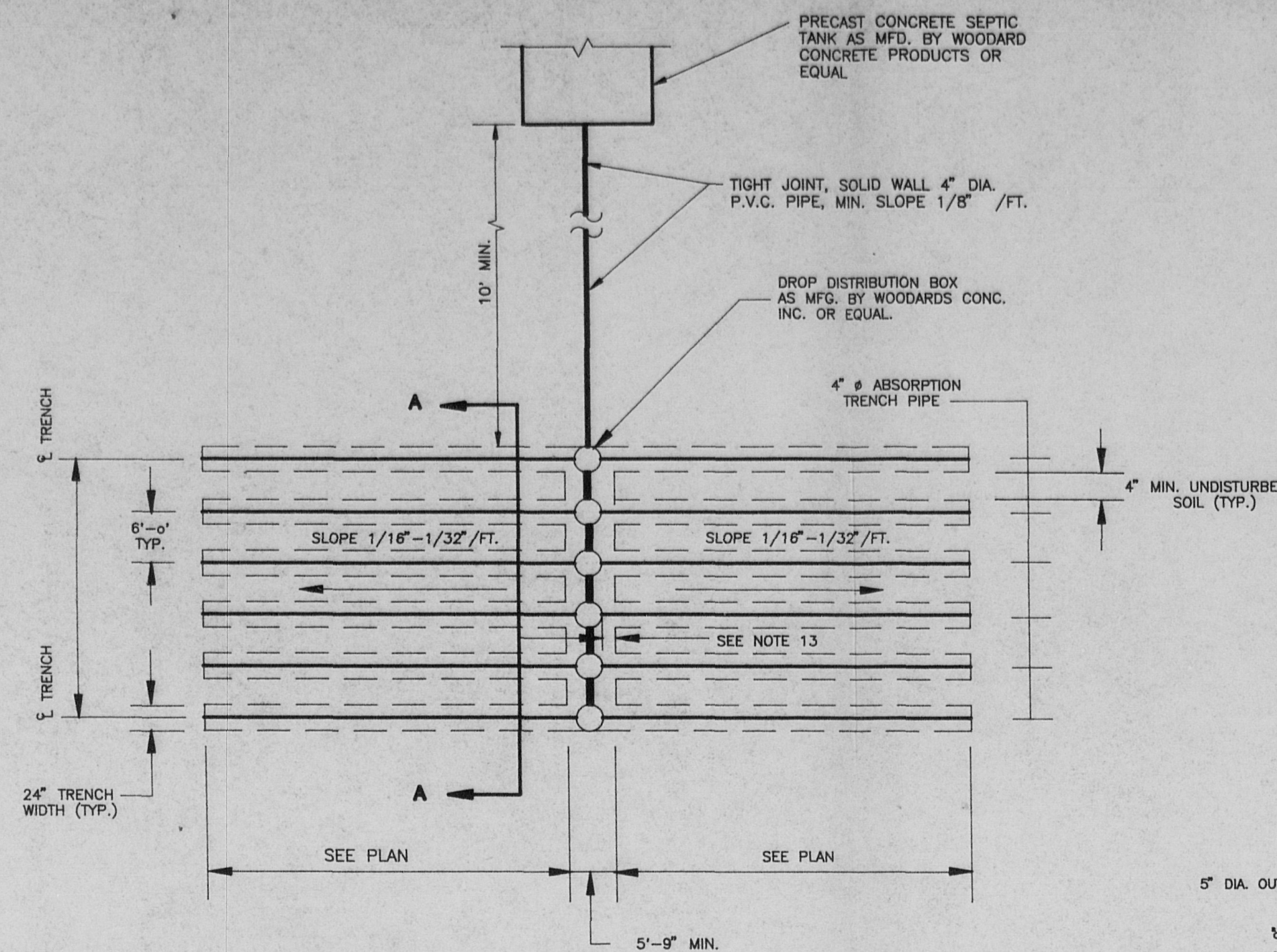


**TYPICAL LOT LAYOUT**  
N.T.S.



- NOTES:
1. WELL IS TO BE Cased AND GROUTED FOR A MIN. OF 40' IN LENGTH.
  2. OVERSIZE DRILL HOLE (FOR GROUTING) TO BE 10" IN DIAMETER AND A MIN. OF 40' IN LENGTH.
  3. EXPECTED DEPTH OF OVERBURDEN - 80.0'
  4. EXPECTED DEPTH OF WATER BEARING FORMATION - 220.0'
  5. WELL CASING TO CONFORM TO ANMA STANDARD A100.
  6. PITLESS ADAPTER AND SANITARY WELL SEAL SHALL BE MONITOR MODEL NO. SPL-6-1-U-CL. MFG. BY THE BAKER MFG. CO; EVANSVILLE WISS.
  7. DISCHARGE PIPE: 1" MIN. OF HEAVY DUTY POLYBUTYLENE 160 # ANMA C902.
  8. WATER SERVICE LINES UNDER PRESSURE SHALL NOT PASS CLOSER THAN 10' OF A SEPTIC TANK, TILE FIELD, OR ANY OTHER PART OF A SEWAGE DISPOSAL SYSTEM.
  9. CAST IRON PIPES WITH LEAD CAULKED JOINTS ARE REQUIRED FOR SEWAGE LINES WITHIN 50' OF ANY WELL.
  10. MIN. WELL CAPACITY TO BE 5 GPM.
  11. CEMENT GROUT SHALL BE A MIXTURE OF 1 BAG CEMENT (94 LBS.) AND 5 1/2 GAL. OF CLEAN WATER.
  12. ELECTRICAL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
  13. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "RURAL WATER SUPPLY", N.Y.S. DEPT. OF HEALTH, LATEST EDITION.

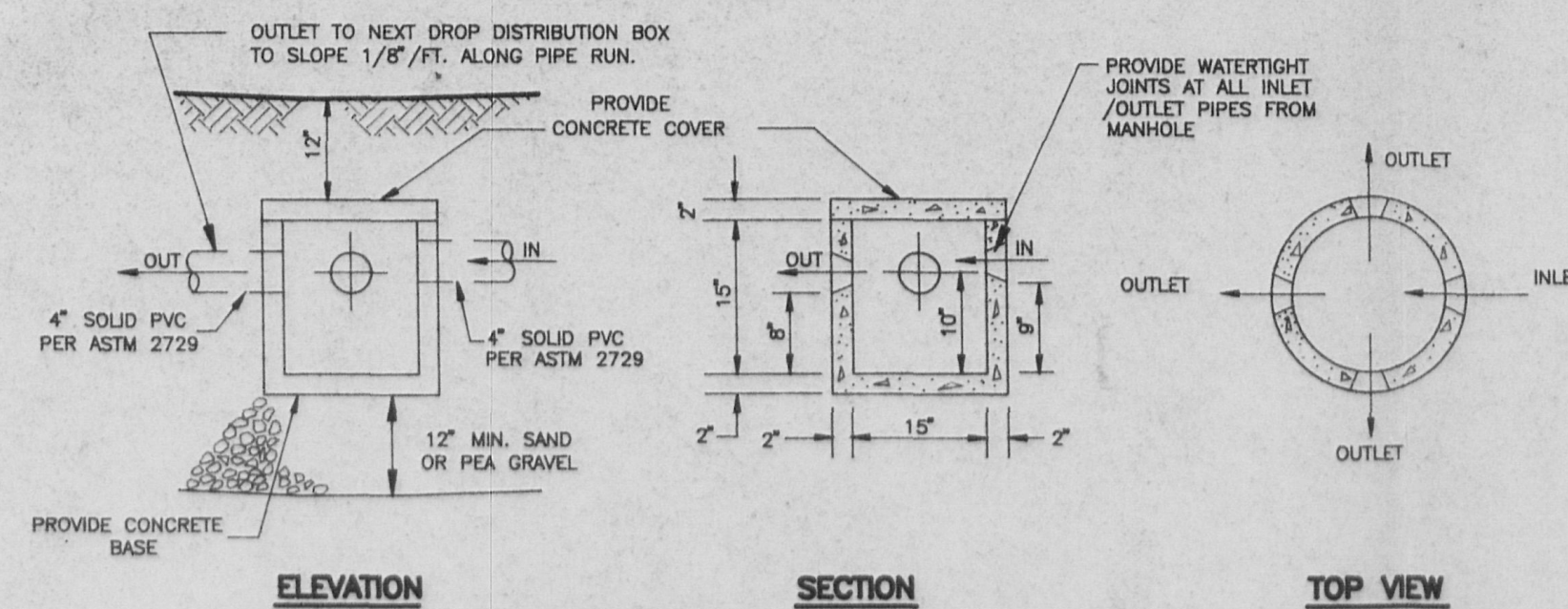
**TYPICAL DRILLED WELL SECTION**  
N.T.S.



**SEPTIC SYSTEM GENERAL NOTES :**

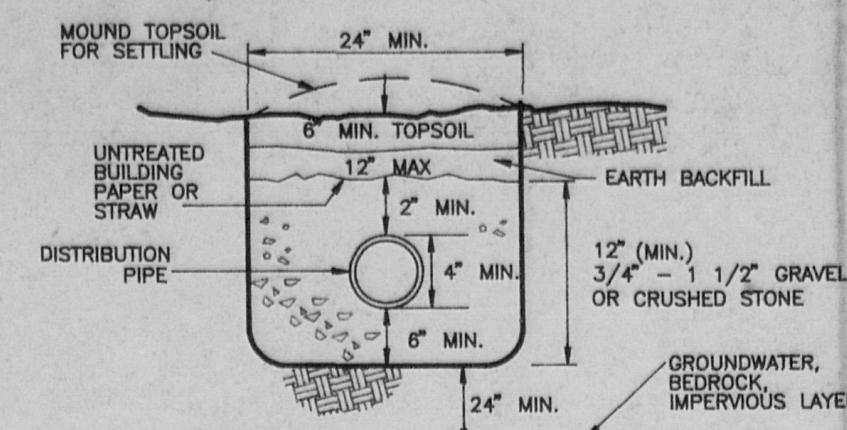
1. SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE HOUSE
2. NO GRADING WILL BE PERMITTED IN AREA OF THE TILE FIELD.
3. IF GARBAGE DISPOSALS ARE USED, INCREASE SEPTIC TANK SIZE BY 50%.
4. CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF THE TILE FIELDS OR WELLS.
5. DRIVEWAYS ARE NOT TO BE CONSTRUCTED OVER TILE FIELDS.
6. ASPHALTIC SEALS SHALL BE MAINTAINED BETWEEN THE SEPTIC TANK, AND ALL PIPES AND COVERS.
7. NO TRENCHES TO BE INSTALLED IN WET SOIL.
8. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
9. GROUT ALL PIPE PENETRATIONS.
10. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS" N.Y.S. DEPARTMENT OF HEALTH.
11. ABSORPTION TRENCH PIPE TO BE CAPPED UNLESS INTERCONNECTED.
12. ABSORPTION SYSTEM TO BE LOCATED A MINIMUM DISTANCE OF 20 FEET FROM ANY DWELLING UNIT.
13. INSTALL 2" MIN. SOLID 4" Ø PVC BETWEEN DROP MANHOLE AND START OF TRENCH.

**OVERALL PLAN OF ABSORPTION SYSTEM TILE FIELD**  
N.T.S.

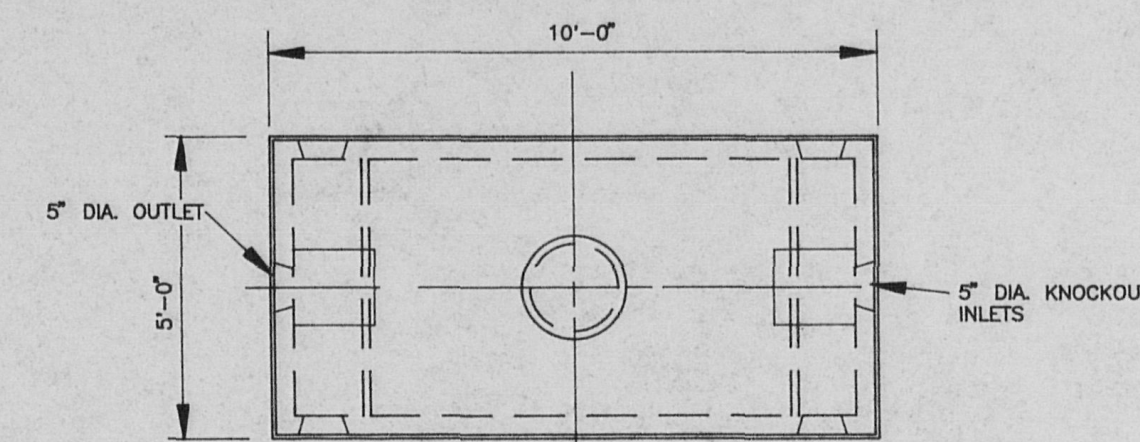


NOTE:  
AS MANUFACTURED BY: WOODARD'S CONCRETE PRODUCTS, INC. CATALOG No. DBR-4.

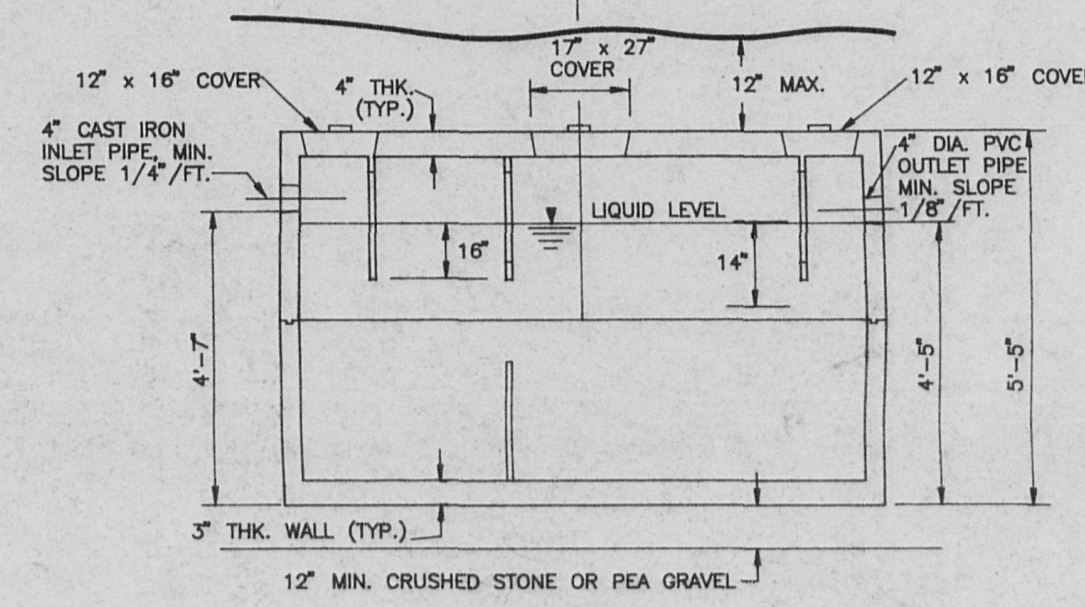
**DROP DISTRIBUTION BOX**  
N.T.S.



**TYPICAL TRENCH SECTION**  
N.T.S.

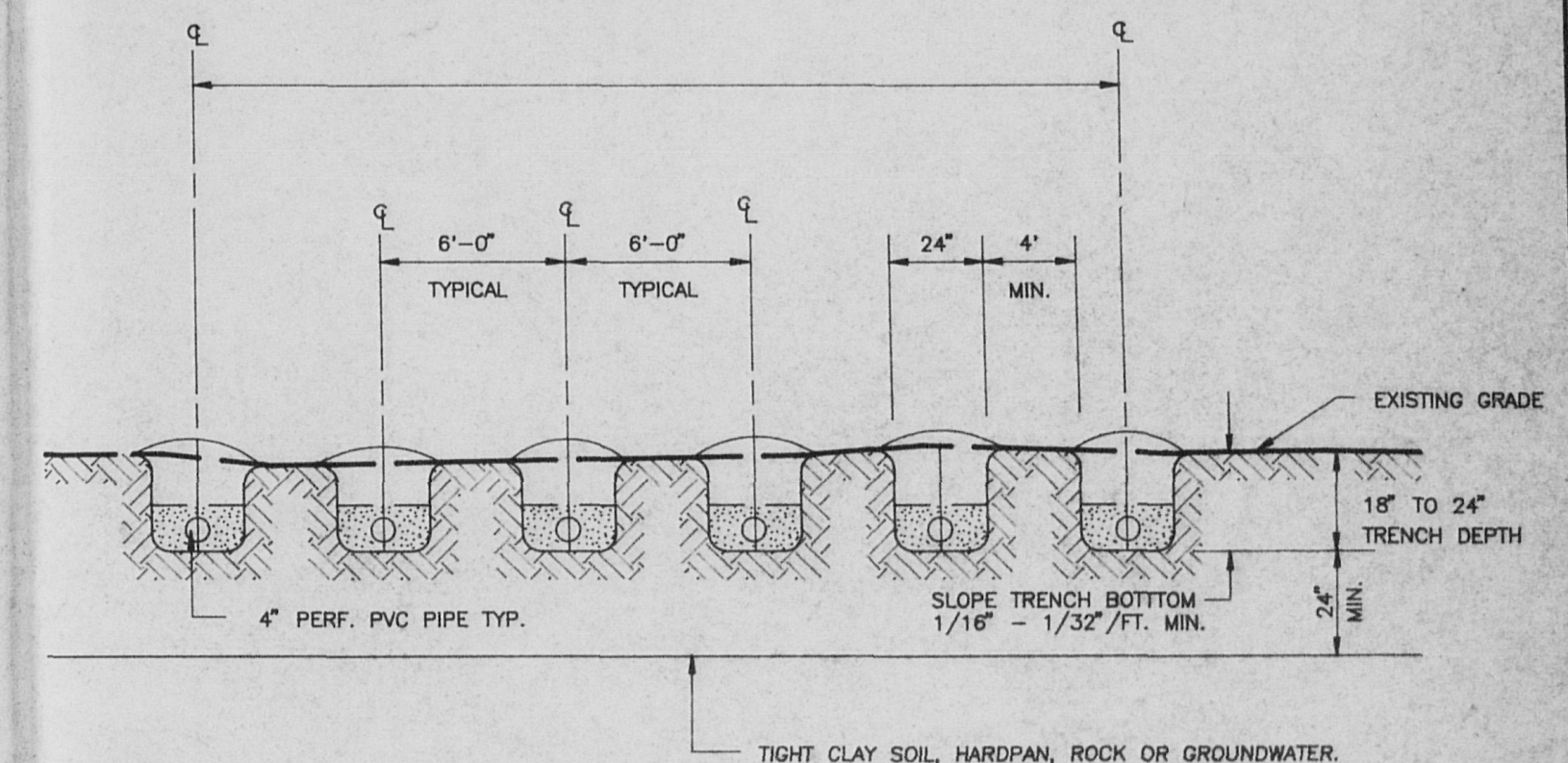


**TOP VIEW**

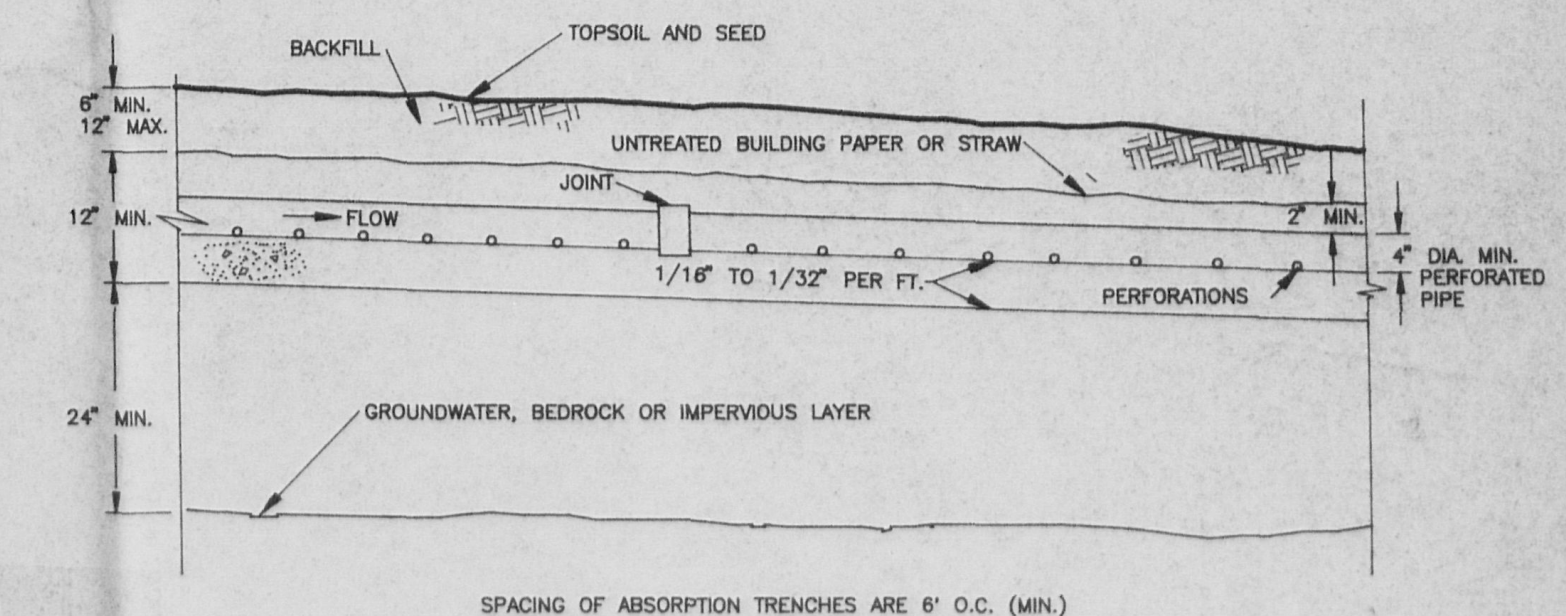


**SECTION**

**PRECAST CONCRETE SEPTIC TANK**  
N.T.S.



**CROSS SECTION A-A - TILE FIELD**  
N.T.S.



**TRENCH PROFILE**  
N.T.S.

Lot No.	Test Pit	Depth	Description	Ground Water 'evel	Perc. Test No.	Stabilized Perc. Rate Min./In.	Required Linear Ft. of Trench	Provided Length of Absorption Trench	Max # of Bedrooms
2	TP-A	0'-1'-3'	Topsoil Tan c-(+f) SAND and SILT, little gravel, trace cobbles	>6.5'	PT-1	3 Min.	187		
		3'-6.5'	Tan SILT and c-f SAND, little gravel						
	TP-B	0'-1'-3'	Topsoil Tan c-(+f) SAND and SILT, little gravel, trace cobbles	>6.5'	PT-2*	38 Min.	450	500	3
		3'-6.5'	Tan SILT and c-(+f) SAND, little gravel, trace cobbles						

\*- Perc test PT-2 performed by Ed Zaback, L.S. and is used as our design perc. rate.

SUBDIVISION APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON **SEP 12 1990**  
BY *Daniel C. McCarville*  
DANIEL C. MCCARVILLE  
SECRETARY

**TECTONIC**  
ENGINEERING CONSULTANTS P.C.  
P.O. Box 447, 800 Route 32  
Highland Mills, N.Y. (914) 828-8531

**CIVIL DETAIL SHEET**

**GEYSEN 2 LOT SUBDIVISION**  
**TOWN OF NEW WINDSOR**  
**ORANGE COUNTY, N.Y.**

Approved for Construction	Date <b>8/22/90</b>	Work Order	Drawing No.	Rev.
	Scale <b>N.T.S.</b>	<b>727.01</b>	<b>C-102</b>	<b>0</b>

Rev. No.	Revision	Date	Dwn.	Chk'd	Approved
0	ISSUED FOR APPROVAL	8/22/90			

